

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
MAY 1, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled West Tree Service Revised Short-Form PD-I, Planned Development – Industrial, located at 6300 Forbing Road. (Z-5718-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is proposing to amend the previously-approved PD-I, Planned Development - Industrial, to allow the existing northern fence to be moved further north and allow the existing graveled parking to be expanded to the north. The applicant is proposing to maintain the previously-approved building locations.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-I zoning. The Planning Commission voted to recommend approval of the PD-I zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Commissioner Keith Cox).
BACKGROUND	Ordinance No. 19,194, adopted by the Little Rock Board of Directors on October 5, 2004, allowed the applicant to modify the previous approved site plan by adding one (1), thirty (30)-foot by forty (40)-foot metal/wood storage building that was to be used for equipment storage. The building was to be placed to the north side of an existing Supervisors Building. In addition, the approval allowed the owner to add two (2) metal buildings that were to attach to the existing maintenance shop.

**BACKGROUND
CONTINUED**

One (1) of which was to be a forty (40)-foot by forty (40)-foot building, attaching to the west side of the existing building, and to be used for parts storage. The other was a thirty (30)-foot by thirty (30)-foot building that was to attach to the north side of the existing maintenance shop and located toward the west end. This building was to be used to store miscellaneous items. The applicant also proposed to enclose the area on the east side of the maintenance shop which was covered by a seventy (70)-foot by seventy-five (75)-foot canopy. The enclosure would be accomplished by constructing two (2), thirty (30)-foot by forty (40)-foot metal buildings that would serve as large bays for truck maintenance.

The applicant is now proposing to amend the previously-approved PD-I, Planned Development - Industrial, to allow the existing northern fence to be moved further north and allow the existing graveled parking to be expanded to the north. The applicant is proposing to maintain the previously approved building locations. The applicant also states all conditions of the existing Planned Development will remain as a part of the current request and approval.

The Planning Commission reviewed the proposed PD-I request at its April 5, 2018, meeting and there were no registered objectors present. The Wakefield Neighborhood Association, Southwest Little Rock United for Progress and all property owners located within 200 feet of the site were notified of the public hearing. There is no contact information for the Geyer Springs Neighborhood Association listed in the City of Little Rock's neighborhood contact listing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.